

MINUTES
REGULAR WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
January 19, 2010
5:00 p.m.

CALL TO ORDER

Mayor Krieger called the City Council meeting to order at 5:00 p.m.

Councilmembers Present: Stuart, Mendoza, Beeson, Brooks-Gurrola, Johnson and Mayor Krieger
Councilmembers Absent: McClendon
Staffmembers Present: City Administrator, Mark Watson
Deputy City Administrator, Bob Stull
City Attorney, Steven W. Moore
Principal Planner, Jennifer Albers
Director of Parks & Recreation, Becky Chavez
Various department heads or their representatives
City Clerk, Brigitta M. Kuiper

I. SUMMARY OF CURRENT EVENTS

Watson reported the following:

- The recent rain caused spot drainage issues throughout the City but no serious flooding at 4th Avenue and 16th Street.
- On Friday, January 22nd, the City Administrator will meet with the Deputy Director of the Arizona Department of Transportation-(ADOT).in Phoenix to discuss two shovel-ready city road projects that are candidates for federal stimulus funding:
 - A 4-inch deep milling pavement project on 4th Avenue from 1st Street southward to West Catalina Drive.
 - A street resurface course mill and overlay project on 32nd Street between Catalina Drive East and Avenue 3E, which will tie into a project on Avenue 3E between 24th and 32nd Streets that will be bid in January, 2010.

II. REGULAR CITY COUNCIL MEETING AGENDA OF JANUARY 20, 2010

Motion Consent Agenda Item: B4 – Bid Award: Fire Department Pre-Engineered Training Tower and Burn Building

Beeson questioned the placement of item B4 on the consent agenda given some unresolved dispute surrounding the bid. **Watson** said the two bid protests have not yet been resolved; staff is recommending a delay of action and re-posting of the item as a protest process at the February 3, 2010 City Council meeting. **Beeson** mentioned the current low bidder appears to not have listed an electrical contractor, and asked whether such listing is required. **Watson** replied that the protest process provides City Council an opportunity to review the facts surrounding a protest and either

affirm the award or proceed to the second bidder. He added the City Attorney can review the full details of such process in Executive Session.

Mayor Krieger requested the following items be pulled for separate consideration:

- B4. Bid Award: Fire Department Pre-Engineered Training Tower and Burn Building**
- A1. Minutes of Regular City Council Meeting of November 18, 2009**
- B6. Renewal Agreement: City Administrator**

Motion Consent Agenda Item: B6. Renewal Agreement: City Administrator

Watson explained that following City Council elections, the incoming City Council typically renews the employment contract with the City Administrator that was adopted by the previous City Council. He offered to answer questions concerning the terms of the renewal agreement.

Mayor Krieger inquired if there would be staff presentations on agenda items B5: Certificate of Necessity Application, Resolution R2010-02: City of Yuma Special Election - Arizona Public Service Company Franchise and R2010-03: City of Yuma Special Election - Southwest Gas Corporation Franchise Extension. **Watson** requested the City Attorney summarize Resolutions R2010-02 and R2010-03 concerning an upcoming special election. **Moore** explained that Arizona Public Service (R2010-02) and Southwest Gas Corporation (R2010-03) have had franchise agreements in place for the past 20 years, and that the requests to extend these agreements for an additional 25 years under nearly the same terms must be put to a vote of the people, which would take place at a Special Election in May 2010, with City Council approval.

III. 2012 GENERAL PLAN UPDATE

Albers explained the General Plan document which was last updated in 2002 answers basic questions for a community, such as goals and plans, and how to achieve them. She indicated that since 1983, state statutes and population growth have added new elements that must be addressed by the plan.

Albers presented the following:

Council Adopted Policies and Plans

- Strategic Management Plan
- Vision 2020 Plan
- Economic Development Policy
- Joint Land Use Plan

Guiding Themes

- Economic Development
- Protection of Neighborhoods
- Attractive, Orderly Growth
- Rich History
- Culture and Recreation

City of Yuma 2002 General Plan

- City Council Adoption – July 2002
- Voter Approval – November 2002

- Every 10 years, communities of a certain size must submit a general plan for voter approval.

City of Yuma 2012 General Plan Update

- Technical Review and Update
- Policy Direction
- Growth: Population and Land Use
- 2 New Elements
- Bicycle Facility Plan
- Major Roadways Plan
- Other Plans

...the Schedule

- Winter 2009: Brief Planning & Zoning (PZ) Commission
- Spring 2010: Develop Staff Draft
 - Agency Review (City of Yuma, Yuma County, State Land Department, Arizona Game & Fish, flood control district, etc.)
- Fall 2010: Develop PZ Commission Draft
- Spring 2011: Joint Meeting: PZ/City Council
- Summer 2011: Develop Final Draft

Formal Hearing Schedule

- Fall 2011: PZ Commission Hearings
- Winter 2011: City Council Hearings
- Fall 2012: Election

Regional Coordination

- Internal Review Groups
 - Agency staff participate in document development
- Staff Coordination
- Public Outreach
- Public Hearing Process

Map of 1996 Joint Land Use Plan

Map of 2009 Joint Land Use Plan

Map of Western Yuma County

Public Review & Information

- Four Open Houses – 2010 thru 2011
 - 2010: Spring, Summer, Winter
 - 2011: Summer
- City Outlets – City 73/72, Webpage
- News Opportunities
- Three Newsletters
 - Winter 2011, Spring 2012 and Summer 2012
- Voter Information

Mayor Krieger inquired as to the ability of the plan to remain reflective of actual development.

Albers explained the General Plan is a build-out plan that anticipates needs for transportation, water, wastewater, and housing for both the short term and long term. Further, the plan is updated every 10 years to take into consideration the actual growth rate. **Mayor Krieger** requested that the General Plan remains reflective of reality, or reactive to actual growth patterns, in order to avoid creating negative impacts on development. **Albers** pointed out that the plan adopted in 2002 did not predict the

Estancia or Laurel projects, and noted that City Council has the ongoing ability to modify the plan when priorities change and will retain such ability into the future.

IV. DESERT HILLS GOLF COURSE

Watson said that during the last budget cycle certain City programs were looked at closely, one of which was golf course operations to include the Putter Inn Restaurant, Desert Hills Golf Course, and Arroyo Dunes. He suggested the time is right to consider outsourcing such operations, and noted that a Request for Qualifications (RFQ) is under development for planned release in February.

Chavez reported the following regarding the Desert Hills Golf Course (DHGC) facilities and operations:

- DHGC hosts 50,000 rounds of golf annually.
- In 1973, DHGC's first building was constructed and funded by the first voter-approved hospitality tax.
- In 1995, a 17,000 square foot clubhouse was built which provides a full-service restaurant, bar, and banquet facility with capacity for 175 persons.
- A basement serves as storage for golf carts.
- DHGC is an 18-hole championship-style golf course that is routinely featured in Golf Digest Magazine with a star rating of 3.5.
- The course is large, consisting of approximately 155 acres.
- Each 9-hole section of the course includes a lake reservoir

Goals and Purposes of RFQ

- Need for Capital Improvements at both Desert Hills and Arroyo Dunes courses.
 - The courses range in age from 30 to 40 years and are in need of major capital improvements. The life expectancy of a course is about 30 years, and although a state-of-the-art pumping plant has been installed, deficiencies with the underground irrigation system, greens, tees and fairways have not been addressed. Part of the purpose of the Request for Qualifications (RFQ) is to find an investor who understands they will need to make major capital improvements to the course.
- Integrated Regional Marketing
 - The ideal golf management company would have a regional presence.
- Need for growth in Future Users

RFQ – Two Step Process

- Step 1: Demonstrate Qualifications in each of the Four Operational Areas.
 - Golf Course Maintenance
 - Golf Course Operations and Pro Shop
 - Food and Beverage Operations
 - Marketing and Promotions
- Step 2: Short List to Participate in Second Phase
 - Attend a Site Visit
 - Submit a Business Plan

Desert Hills Golf Course History

- Recent years have experienced annual revenue losses. Employee numbers have decreased and expectations are that operations will at least break even and possibly post a profit in Fiscal Year 2009-2010.

Fiscal Year	Revenues	Expenditures	Net
2003	1,973,989	2,086,008	(112,019)
2004	2,039,022	2,002,021	37,001
2005	2,098,564	2,018,180	80,384
2006	2,302,607	2,136,128	166,479
2007	2,303,359	2,211,105	92,254
2008	2,235,773	2,438,742	(202,969)
2009	2,117,652	2,288,533	(170,881)
2010 (YTD)	719,910	1,079,193	(359,283)
<i>Expenditures include capital outlay; exclude depreciation and debt service (debt covered by 2% tax).</i>			

Watson remarked that although golf course operations are currently good, profits will never be enough to produce an additional \$1 million to \$2 million for the level of capital improvements currently needed. He noted the following points:

- Major capital improvements will improve water efficiency.
- Reconfiguration of the course and associated berms and hills may be needed.
- A long-term contract with a private investor increases the likelihood of capital investments being made up front, versus off into the future.
- Privatization of golf course management has been successful in other parts of the country.
- Regional marketing is desirable as it could allow for golf holiday packaging with nearby communities such as Palm Springs and San Diego.

Watson said the RFQ criteria were drafted inhouse and that staff stands ready to move forward in preparation for vendor selection closer to the summer months when golf activity generally slows. He noted the RFQ would encourage private vendors to consider employing existing DHGC staff.

Mayor Krieger inquired as to next steps for capital improvements should qualifying proposals not be received through the RFQ process. **Chavez** indicated the City would need to begin improvements at some point and would likely undertake them piecemeal, as revenues allow. **Mayor Krieger** asked why improvements weren't done piecemeal all along. **Chavez** explained the underground irrigation system has not been completely replaced but that staff could do additional work on it during the summers. She said that with an \$800,000 water pumping plant project now in place that serves the entire Deyo complex, the next step is to take care of the course beyond simple cosmetic work. She noted that the clubhouse and shop are not in need of capital improvements.

In response to a question from **Mayor Krieger** concerning nationwide interest in assuming DHGC operations, **Chavez** reported having already spoken with at least 6 or 7 interested parties and noted that additional networks of interested parties would be reached through the Purchasing Department.

Johnson recalled comments by former Councilmember Hieb pertaining to the expenditure of about \$2 million to completely revamp the Yuma Golf & Country Club's (YG&CC) sprinkler system and golf

course. **Stull** said the YG&CC had different needs than those currently faced by the City of Yuma, and spread such needed work out over the course of years. The work by YG&CC consisted of:

- Replacing the greens – a couple at first, then the rest.
- Starting a greens system.
- Starting a sprinkler system.
- Replacing a water line to transport irrigation water from the south side of 32nd Street to the course.
- Reconfiguring a pond from 10 feet to 30 feet to support proper irrigation.
- Installing an expensive automated irrigation system that can be run from a home computer and provides warnings of improper watering as well as suggestions for additives to the irrigation system.
- Rebuilding all sand traps.

The improvements to YG&CC were both extensive and expensive, said **Stull**, which differs from DHGC which is primarily in need of a new sprinkler system and challenged by significantly larger acreage. He suggested that improvements could be staged over time or that a contract with the golf management company could be structured to allow the City to issue a bond for the debt which will be paid back to the City over time through a lease. **Johnson** pointed out that the city already invested heavily in the new pumping station that serves both courses. **Stull** verified the pumping station is complete and mentioned the project remained in the CIP program for 7 years while awaiting funding.

V. CITY OF YUMA BOARDS, COMMISSIONS, COMMITTEES, OFFICES

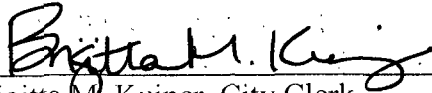
Mayor Krieger mentioned there would be appointments made to several boards and commissions at tomorrow's Regular City Council meeting.

VI. ADDITIONAL ITEMS FOR POSSIBLE DISCUSSION

Johnson received information concerning the planned second round of stimulus monies as related to transportation projects which will be addressed at the January 22nd Rural Transportation Advisory Council (RTAC) in Phoenix; he will be attending.

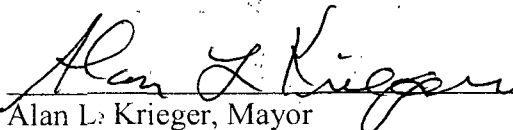
VII. ADJOURNMENT/EXECUTIVE SESSION

Motion (Johnson/Beeson): To adjourn to Executive Session. Voice vote: **adopted** 6-0. The meeting adjourned at 5:40 p.m.



Brigitta M. Kuiper, City Clerk

APPROVED:



Alan L. Krieger, Mayor

Approved at the City Council Meeting of:

MARCH 3-2010

Deputy
City Clerk:

